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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

THIS IS A NEW PROJECT REFERRAL

DATE: 5/21/2015

PR TO:

P.W.

MAY 22 2015

RECEIVED

COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PUBLIC WORKS

TO FROM: Schani Siong (805-781-4374 or ssiong@co.slo.ca.us)
Coastal Team / Development Review

PROJECT DESCRIPTION: DRC2014-00141 PACE HOMES – Proposed minor use permit for a new 2166 sf single family residence with an attached 428 sf garage (to be used as a vacation rental). Site location is 340 Juanita Ave, Oceano. APN: 061-022-008

Return this letter with your comments attached no later than: 14 days from receipt of this referral. CACs please respond within 60 days. Thank you.

PART 1 - IS THE ATTACHED INFORMATION ADEQUATE TO COMPLETE YOUR REVIEW?

- ☐ YES
☒ NO

(Please go on to PART II.)

(Call me ASAP to discuss what else you need. We have only 10 days in which we must obtain comments from outside agencies.)

PART II - ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

- ☒ YES
☐ NO

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter)
(Please go on to PART III)

PART III - INDICATE YOUR RECOMMENDATION FOR FINAL ACTION.

Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial.

IF YOU HAVE "NO COMMENT," PLEASE SO INDICATE, OR CALL.

See attached

Date

5-29-15

Name

Cam Combs

Phone

5271



SAN LUIS OBISPO COUNTY DEPARTMENT OF PUBLIC WORKS

Wade Horton, Director

County Government Center, Room 207 • San Luis Obispo CA 93408 • (805) 781-5252
Fax (805) 781-1229 email address: pwd@co.slo.ca.us

Date: May 29, 2015

To: Schani Siong, Project Planner

From: Tim Tomlinson, Development Services

Subject: **Public Works Comments on DRC2014-00141, Pace Homes MUP, Juanita Ave, Oceano, APN 061-022-008**

Thank you for the opportunity to provide information on the proposed subject project. It has been reviewed by several divisions of Public Works, and this represents our consolidated response.

PUBLIC WORKS REQUESTS THAT AN INFORMATION HOLD BE PLACED ON THIS PROJECT UNTIL THE APPLICANT PROVIDES THE FOLLOWING DOCUMENTS FOR PUBLIC WORKS REVIEW AND COMMENT:

1. Flood Hazard information. Provide the base flood elevation and the finished floor elevation required to meet the County Land Use Ordinance.
2. In accordance with the Land Use Ordinance, as the project is located in a Stormwater Management (MS4) Area, it is considered a regulated project and required to submit a Stormwater Control Plan Application and Coversheet.

Public Works Comments:

- A. The proposed project triggers Curb Gutter and Sidewalk requirements per 23.05.106. Improvement plans must be submitted to Public Works for review and approval. Prior to building permit issuance the owner must post a performance bond in accordance with the Ordinance. The applicant may apply for a waiver through the Planning and Building Department in accordance with 23.05.106(d); however, there is no guarantee that a waiver will be granted.
- B. The proposed project is within a flood hazard zone. A flood hazard Ppan is required and it will be reviewed at the time of Building Permit submittal by Public Works. The applicant should review Chapter 23.07.060 of the Land Use Ordinance prior to future submittal of development permits.
- C. The project meets the applicability criteria for Stormwater Management. Therefore, the project is required to submit a Stormwater Control Plan Application and Coversheet. The Storm Water Control Plan application and template can be found at:

Drainage

6. **At the time of application for construction permits**, the applicant shall show the 100 year flood elevation on the project plans.
7. **At the time of application for construction permits**, the applicant shall submit evidence to the Department of Public Works that all new structures comply with County flood hazard construction standards, Section 23.07.060.
8. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Stormwater Control Plan.
9. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Stormwater Control Plan

10. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Stormwater Management. Applicable projects shall submit a Stormwater Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Stormwater Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.
11. **At the time of application for construction permits**, if necessary, the applicant shall submit a draft "Private Stormwater Conveyance Management and Maintenance System" exhibit for review and approval by the County.
12. **Prior to issuance of construction permits**, if necessary, the applicant shall record with the County Clerk the "Private Stormwater Conveyance Management and Maintenance System" to document on-going and permanent storm drainage control, management, treatment, disposal and reporting.



Fw: DRC2014-00141 PACE HOMES, Coastal E-Referral, MUP, Oceano

Craig Piper to: Schani Siong

06/03/2015 09:57 AM

Hi Schani,

In reviewing the attached project referral I do have a couple comments.

Due to the proximity of this property to the Oceano Airport and the extended centerline of the runway, it will experience overflight and noise from aircraft. While this appears to be in fill, as there are other houses already in place in neighboring parcels, development in this area is a safety concern. If not already in place, an Avigation easement should be established ensuring the property owner understands all of the issues including safety, overflight, noise and possible exhaust fumes. Also, because this will be a vacation rental, I highly recommend a disclosure be given from the property owner to any renters advising them of the overflight and potential for noise.

Also, any construction taking place will need to be reviewed by the FAA to ensure no obstructions are being created. This review can be initiated on the FAA website at: <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. The review by the FAA is free and typically takes 30 to 45 days.

Sincerely,

Craig Piper
Assistant Director
Department of Airports
County of San Luis Obispo
805-781-4376

----- Forwarded by Craig Piper/GenSrvcs/COSLO on 06/03/2015 09:48 AM -----

From: Mail for PL_Referrals Group
To:
Cc: Donna Hawkins/Planning/COSLO@Wings, Marti Fisher/Planning/COSLO@Wings
Date: 05/21/2015 01:48 PM
Subject: DRC2014-00141 PACE HOMES, Coastal E-Referral, MUP, Oceano
Sent by: Marti Fisher

**San Luis Obispo County
Planning & Building Department**

DRC2014-00141 PACE HOMES, Coastal E-Referral, MUP, Oceano

The attached application was recently filed with the Planning Department for review and approval. Because the proposal may be of interest or concern to your agency or community group, we are notifying you of the availability of a referral on the project.

Please comment on all issues that you see may be associated with this project.

Please respond to this referral within 14 days of receiving this e-mail.

Community Advisory Groups, please respond within 60 days of receiving this e-mail.

Direct your comments to the planner, Schani Siong at 781-4374 or ssiong@co.slo.ca.us.



Fw: DRC2014-00141 PACE HOMES, Coastal E-Referral, MUP, Oceano

Stephen Hicks to: Schani Siong

05/26/2015 07:40 AM

Don't forget a geology report required. This is an area of known liquefaction.

Stephen P. Hicks AIA
Building Division Supervisor



PLANNING & BUILDING
COUNTY OF SAN LUIS OBISPO
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San Luis Obispo, Ca 93408
805-781-5709
<http://www.sloplanning.org>
<http://www.facebook.com/SLOPlanning>
<http://twitter.com/SLOCoPlanning>

----- Forwarded by Stephen Hicks/Planning/COSLO on 05/26/2015 07:39 AM -----

From: Michael Stoker/Planning/COSLO
To: Schani Siong/Planning/COSLO@Wings
Cc: Cheryl Journey/Planning/COSLO@Wings, Stephen Hicks/Planning/COSLO@Wings
Date: 05/22/2015 09:05 AM
Subject: Re: DRC2014-00141 PACE HOMES, Coastal E-Referral, MUP, Oceano

Schani,

Please find the building departments comments for DRC2014-00141 below. Please let me know if you have any questions.

In regards to this preliminary review, a building permit is required. The drawings specify the work to be completed consists of a new single family residence of 2,166 sq. ft with an attached garage of 428 sq. ft. The project shall comply with current codes adopted by the County of San Luis Obispo (2013 California Building Standards Codes and Title 19 of the SLO County Codes).

While a thorough plan review will be conducted at time of building permit application, the following items are noted to assist design review;

- 1) Construction shall comply with the 2013 California Residential Code.
- 2) The design of the openings, projections, wall rating based on fire separation distance will need to be shown on the plans to comply with CRC Section 302, including Table 302.1(2) for buildings with sprinklers.
- 3) Provide plans which clearly show the structural design to verify compliance with the prescriptive requirements of the 2013 California Residential Code or any structural element not complying with the prescriptive requirements will need to be prepared by a California Licensed Design Professional (Architect or Engineer) justifying the structural design
- 4) Provide electrical plans with notes to show the location of the main electrical panel, sub-panels, receptacles, lights, switches, and smoke detectors and Co alarms to verify compliance with the 2013 California Electrical Code.